

\$4,995,000 - 75 Udine Avenue, Welland

MLS® #40767406

\$4,995,000

0 Bedroom, 0.00 Bathroom, 2,000 sqft
Industrial on 7.03 Acres

765 - Cooks Mills, Welland, Ontario

This specialized industrial property presents a rare opportunity in today's market, offering significant value for operators requiring legal, ECA-approved soil management and disposal capacity. Purpose-built and fully ready to operate, the site removes the uncertainty and long delays typically associated with obtaining approvals, allowing a new owner to step directly into a functioning operation. Its location provides exceptional convenience, with close proximity to major transportation routes ensuring smooth truck access and efficient logistics. This makes it an ideal property for excavation and environmental contractors, soil and waste management firms, hydro vac companies, and industrial operators who rely on regulated and compliant disposal solutions to keep their businesses moving. Opportunities of this kind are few and far between. With approvals in place and infrastructure ready, this property delivers immediate usability, long-term value, and the competitive advantage of operating within a regulated and compliant framework. (id:6289)

Essential Information

Listing #	40767406
Price	\$4,995,000
Bathrooms	0.00
Square Footage	2,000
Acres	7.03



Type	Industrial
Sub-Type	Freehold

Community Information

Address	75 Udine Avenue
Subdivision	765 - Cooks Mills
City	Welland
Province	Ontario
Postal Code	L3B5N7

Amenities

Features	Crushed stone driveway
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Interior

# of Stories	1
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Listing Details

Listing Office	RE/MAX REAL ESTATE CENTRE INC., BROKERAGE
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